

# Brookline Preservation Commission

## Local Historic District Report

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**Local Historic District:** Lawrence

**Applicant:** Jordan and Brian Shaughnessy

**Address:** 247-249 Kent Street



**House Built:** 1869

**Barn:** Demolished in 1964

**Architect:** N/A

**Builder/owner:** Daniel P. Noyes

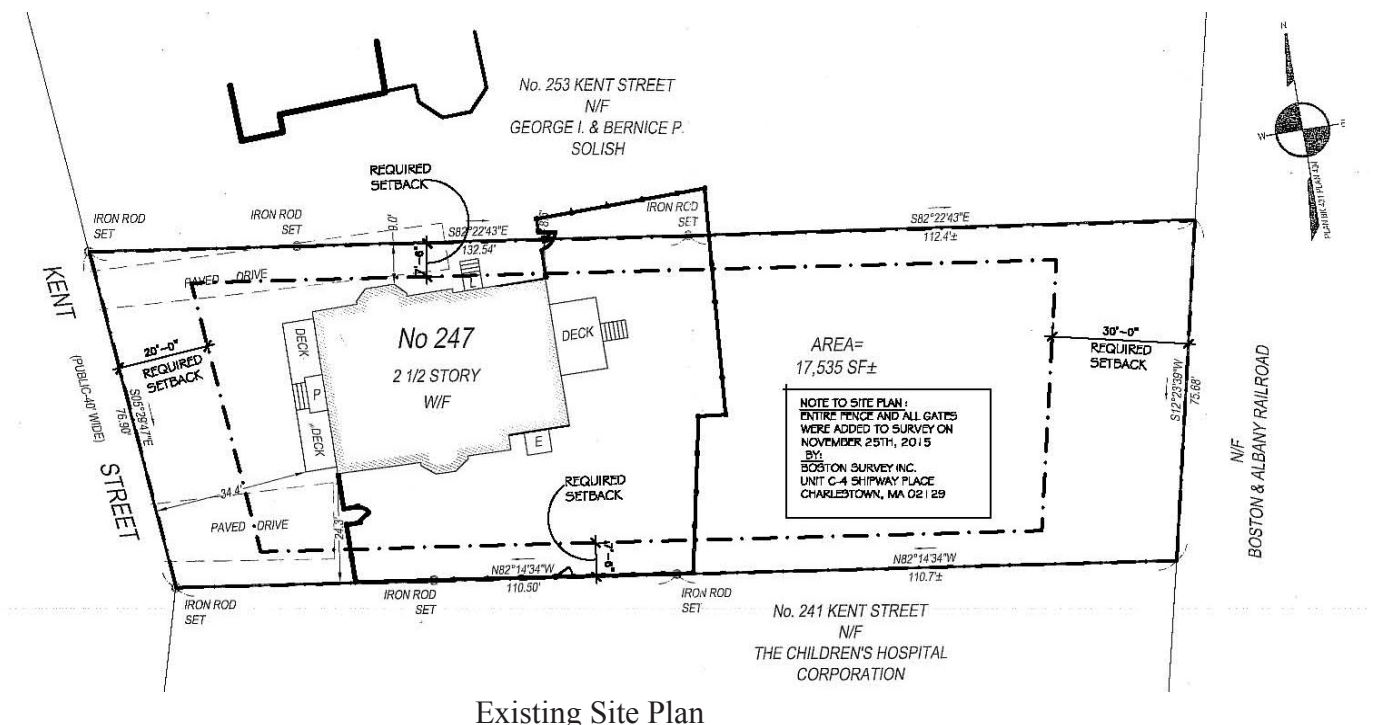
**Statement of Significance:** Daniel P. Noyes is listed as the land owner of the property in 1869. His wife Helen was added to the listing in 1872. The stick style house has received various alterations through the years which include a two story flat roof rear addition in 1916, a front porch addition in 1948, reroofing with asphalt shingle in 1952 and fire repairs in 1971. In 1991 the building received some remodeling that included removing the front porch, constructing a new porch, and installation of a roof on the side entry. Two dormers with windows were built in 2000 and in 2006 two replacement windows were installed. Last summer the Preservation Commission approved window and door alterations to the rear of the building.

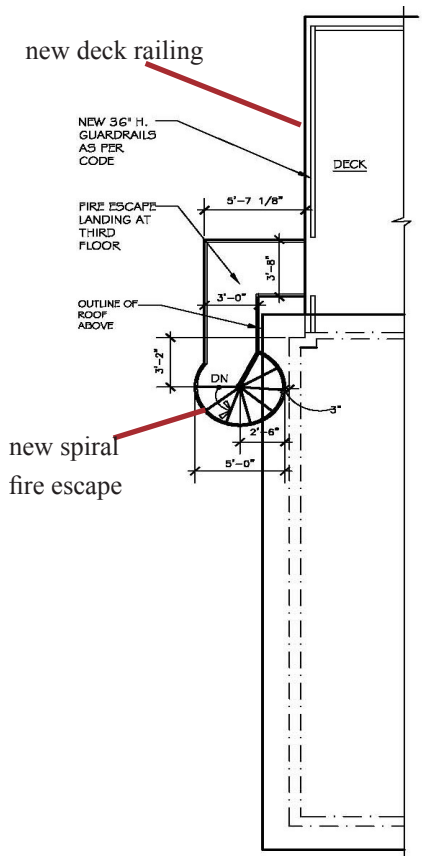
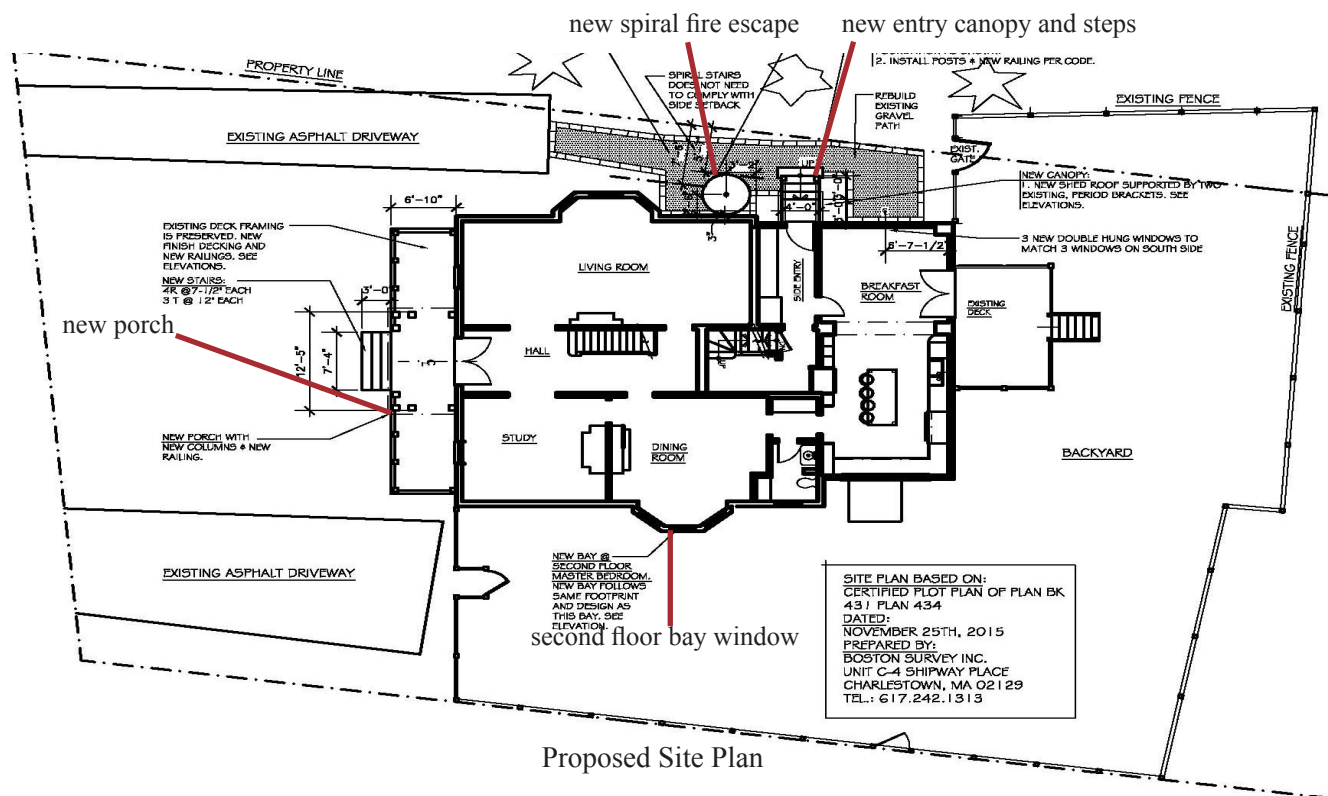
**Proposed Alterations:** The applicant proposes to replace the existing front porch deck railing and remove the pitched roof entrance canopy on the west elevation. A 12' 5" by 6' 10" new roofed entrance porch is proposed to replace the existing canopy, which was a later addition to the building. A historic photograph shows a full porch was once present, as well as a second floor oriel window above the porch. A new second floor window, with decorative trim, is proposed to replace a non-historic window for the west, Kent Street facing elevation. The window will match the others, in fenestration pattern and operation, on the elevation. Although the above porch alteration is preferred, the applicant has provided two alternative options for the porch design. Option 2 includes a pitched roof similar to the existing and the same second floor window change. Option 3 is the closest in design (however, not the full length porch) to the historic image of the porch which includes the reintroduction of the second floor oriel window. The reestablishment of a historic gable top detail, which can be seen in the historic photo, is also proposed for the west elevation.

The applicant proposes to remove the existing fire escape and install a new spiral stair fire escape on the side, north elevation. Two first floor windows are proposed to be replaced with three windows to match others on house. The second floor window is proposed to be replaced with a door to meet egress and will match the pattern of the window fenestration. The third floor roof deck railing is proposed to be altered to meet code. The existing wood steps and landing on the north elevation entry are proposed to be replaced and a new shed roof canopy will be installed using historic brackets that were found in the building's basement. Lastly proposed is to extend existing bay window to the second floor on the south elevation. All windows for the project are to be single pane, true divided light.

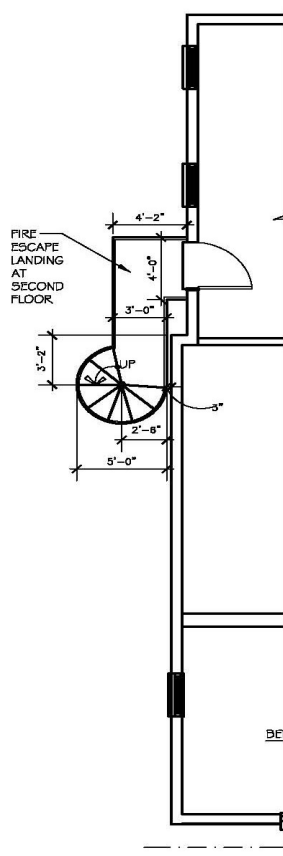
**Applicable Guidelines:** "The historic character of a property should be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property should be avoided. Each property should be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, should be avoided. Changes to a property that have acquired historic significance in their own right should be retained and preserved. New additions, exterior alterations or related new construction that destroy historic materials, features and spatial relationships that characterize the property should be avoided. New work should be differentiated from the old and should be compatible with the historic materials, features, size, scale, proportion and massing to protect the integrity of the property and its environment. There should be no new openings on principal façades, except to restore original or pre-existing openings. Missing architectural features should be documented as authentic by photographic, physical or historical evidence before they are reproduced.

**Preliminary Findings:** The replacement of the fire escape and deck railing on the north elevation appear to be in compliance with the Design Guidelines for Local Historic Districts and are reversible. The preferred option of the west elevation porch alteration and window is not in compliance with the Local Historic District Guidelines since there is photographic evidence of what the porch once looked like. The guidelines state that when reintroducing historic features there should be proof of what was once there. The Commission should analyze closely what the appropriate treatment may be for the front porch as well as the extension of the south elevation bay to the second floor.

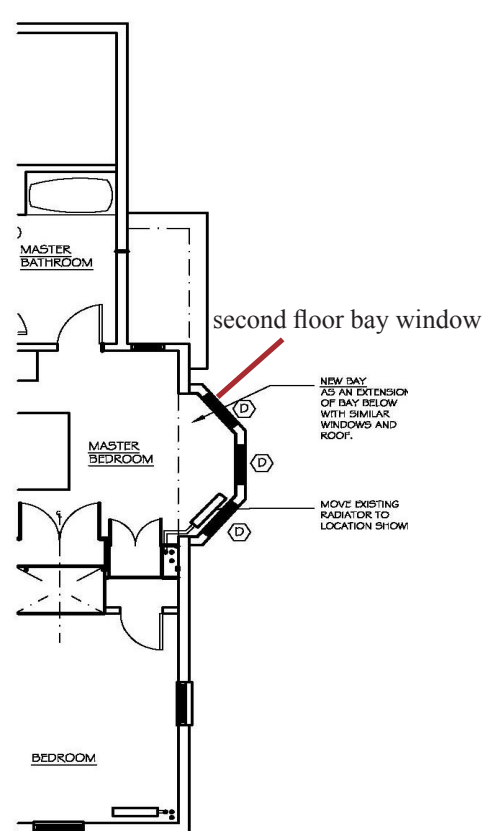




Third Floor Plan Showing Fire Escape  
SCALE: 1/4" = 1'-0"



2 Second Floor Plan Detail Showing Fire Escape  
SCALE: 1/4" = 1'-0"



3 Second Floor Plan Detail Showing New Bay  
SCALE: 1/4" = 1'-0"

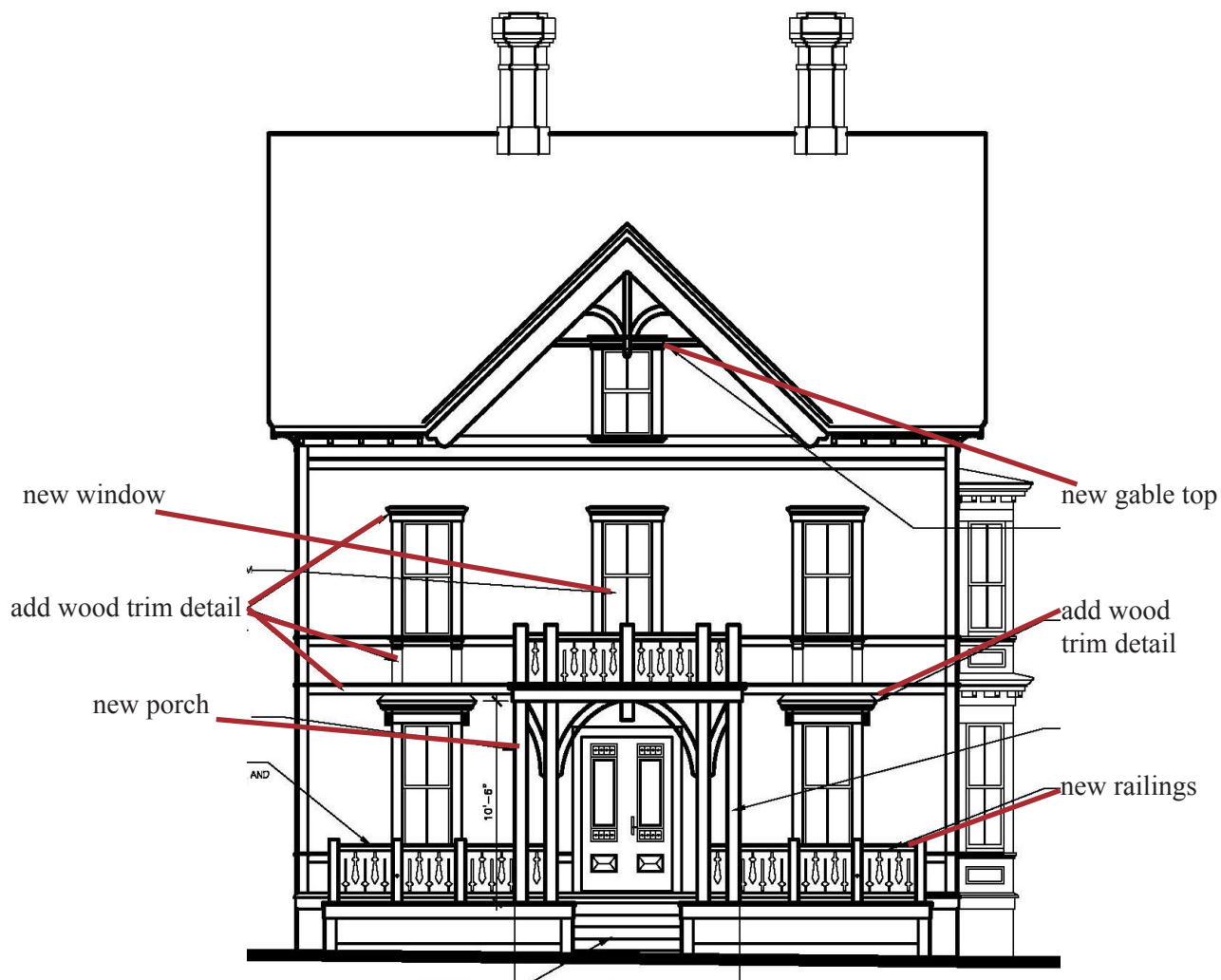




247-249 Kent St. historic photo, date unknown



247-249 Kent Street photo c.1980



Proposed Kent Street facing West elevation





Option 2

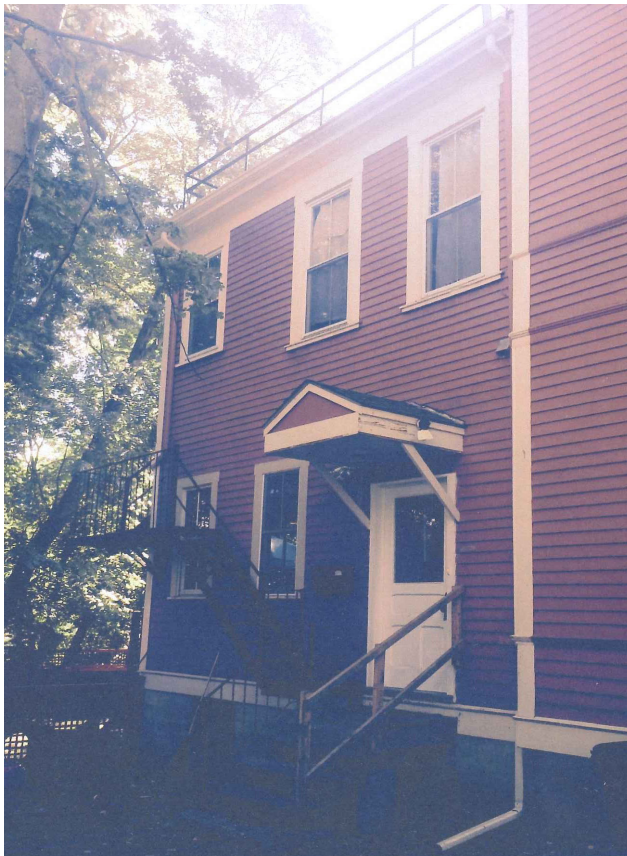


Option 3



Existing front elevation

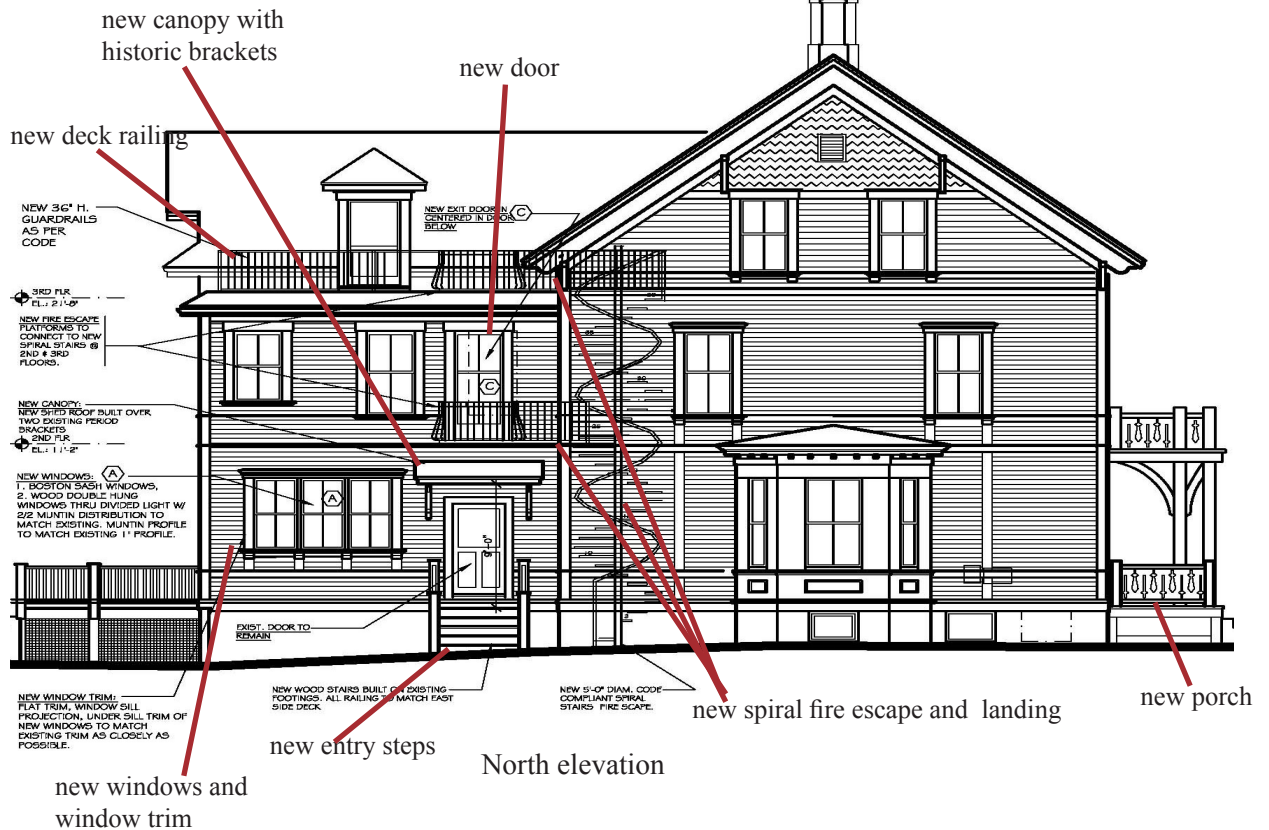




North Elevation



Historic Brackets







South Elevation



South elevation